

Real Estate News

Astor Buys Large and Small Flats Figure in the Trading

An Estate and Sells a Flat

Broadway Apartment Block Reported Sold by Him for 3 Million; Duncan Property To Be Summer Home

Vincent Astor has bought an estate on the north shore of Long Island and is reported to have parted with one of his large Broadway apartment house properties, a parcel valued at upward of \$3,000,000. The house covers the Broadway block on the east side of the way between Eighty-ninth and Ninetieth streets. It is twelve stories and one of the largest and finest buildings in the city, the character of the West Side apartment house district.

Robert E. Lowing, president of the City Investing Company and owner of extensive holdings in that section of the city, is reported to be the buyer of the big house. The story is that he has agreed to pay more than \$3,000,000 for the property. This could not be verified. The building which Vincent Astor is reported to have sold measures 200.2 feet on Broadway and 325 feet on each side street.

The Long Island property which he has acquired for a country home is the holdings of the late William Butler Duncan at Sands Point. It was held in the market at \$300,000 but Mr. Astor is reported to have obtained the estate for \$175,000. It adjoins the estate of J. S. Cadden, of the firm of J. S. Cadden & Co., of Wall Street.

The estate comprises a large home and thirty-five acres, with an extensive frontage on Long Island sound.

Among other fine estates in the vicinity are the Howard Gould, Guggenheim, Sloan, Thayer, Bourne and W. Bourke Cockran properties.

Demand for Offices, Floors and Stores In Many Sections

Douglas L. Elliman & Co., Inc., representing the L. Martin Company, manufacturers of lampblack, now at 81 Fulton Street, have leased the unoccupied balance of the nineteenth floor in the Lighthouse Building, at Forty-second Street and Madison Avenue, for executive offices.

Sol Stern leased the building at 811 Third Avenue for the estate of Charles Hoffman, at 223-225 West Forty-sixth Street the western store to Beaumont Velvet Seamen Studios, an entire floor to Edward B. Marks Music Co., and space to J. Gordon Bostwick, Claude W. Bostwick, B. D. N. & Co., Harry Sauber and Herman Becker, at 31-33 East Twenty-seventh Street, the store and basement to Lambert Silk Co., and space to Charles W. Croner, Schwartz & Dubchick and Vie-Bess, Inc., at 102-104 West Thirty-eighth Street, an entire floor to Velvetone Record Corporation and land lot to Max Glantz, Inc., at 442 Fourth Avenue, to Bro. Trading Co., Grossman & Gluck and Merit Braid & Novelty Co.

Carstein & Linnekin, Inc., leased space at 44 Fourth Avenue to Glessner & Co., at 442 Fourth Avenue, to Bro. Trading Co., Grossman & Gluck and Merit Braid & Novelty Co.

The Broad-Exchange Company, Walter to Rosen president, purchased from the Calvin Stevens estate through Frederick Southack, Alwyn Ball Jr., the four-story building at 39 Broad Street, 30.6x117. The buyer recently purchased 35-37 Broad Street, adjoining on the north, and has for some time owned 41 Broad Street, adjoining on the south. The latest purchase squares out a plot with a frontage of 105 feet, adjoining the Broad-Exchange Building, at the southeast corner of Exchange Place and Broad Street. The Broad-Exchange Company recently purchased the six-story building at 51 Beaver Street as an outlet for the building.

Ownership of the fee of 43-57 Broad Street, upon which the Conhiser engineering Corporation erected a new eight-story building on a long term lease, is owned by the Alliance Realty Company, at 120 Broadway, which has consummated the purchase into the ownership of these two companies an area of 52,000 square feet, being one of the largest plots in the financial district.

The site of a new home of Post & Flagg, 49-51 Broad Street, was purchased from the Broad-Exchange Company under restrictions as to the height of the building. The Seaboard National Bank and the Western Union Telegraph Company have also erected new buildings on this block, and it is believed the recent purchasers intend further improvements in the near future, which will complete the transformation of the block.

The newly organized 115 Broad Street Corporation, whose directorate is composed of William Leake Hewson, Thomas M. Bell and Theodore Crane, purchased from the Carl Plator Realty Corporation the twelve-story building at 113 and 115 Broad Street and 27 Market Street, forming the northeast corner of the block, and is believed the recent purchasers intend further improvements in the near future, which will complete the transformation of the block.

Apartment and Stores To Go Up on Bronx Sites

Harry Kahn purchased from the Royal Holding Corporation, at 120 Broadway, the site of a three-story building on the east side of Morris Avenue, ninety feet north of 168th Street, 150x23.5. An apartment house will be erected on the site.

Clarence P. Waterman and Charles Brimley sold 337 Clinton Avenue, 100x25, to J. W. Mangel. A six-story apartment will be erected.

George A. Heffer, Inc., sold a block front at Castlehill, Westchester and Newbold avenues, for A. Hurst Sons Co., the Trichter Realty Corporation. It comprises a three-story brick structure at the corner of Castlehill and Westchester avenues and fronts Westchester Avenue, 100x25. The Trichter Realty Corporation will renovate the building and install stores.

The Benson Realty Company purchased from an owner, at 306 and 308 Willis Avenue, adjoining the site of the corner of 140th Street, two five-story apartment houses, 50x100, containing four stories. John M. Feter was the broker.

Barbels & Waxman sold for Max Mandell 445 148th Street, a six-story apartment, 62x90, and for J. Lieberman 208 Park Avenue, a three-story dwelling, to E. Poter.

The New York, New Haven & Hartford Railroad sold to Samuel N. Glasco, the one and one-half story buildings, 105-106 Broadway, at the northwest corner of 177th and Bronx streets.

Henry A. Kennedy sold to Frances McGowan a two-story dwelling at 2311 Cambrelling Avenue, 28x100.

Louis Green sold to Rose Rosen a two-story dwelling at 1339 Clay Avenue, 25x80.6x irregular.

Remainder of Clark Estate Houses in 85th St. Sold

Brown, Wheelock Company, Inc., sold for the Clark estate 63 and 67 West Eighty-fifth Street, two four-story dwellings on lot 17.6x102.2, each to M. H. Hillard & Co., Inc. This is the last of fourteen houses from the Clark estate in 85th Street, each 75 West Eighty-fifth Street, sold by the Brown, Wheelock Company for the Clark estate in the last eighteen months.

M. H. Hillard & Co., sold for Louis Carreau, representing the estate of Marie A. Dunley, the three-story dwelling, 15 West Seventy-seventh Street, to Edith M. Stoughton, who plans alterations.

James H. Chubbank sold to Elizabeth Hall 121 East 123rd Street, a two-story dwelling, 13x100.11, through George W. Bretell.

Porter & Co. sold for the Wells Building Co. to Jacob Goodman the three-story dwelling at 227 West 129th Street.

Mark Twitty sold to Maggie E. Shepard a three-story dwelling at 230 West 154th Street, 18x99.11.

Paul C. and Augustus H. Fox sold to Eliza and Joseph Battice a three-story dwelling at 279 West 132d Street, 16x99.11.

John H. Pierce sold for the Russell Corporation 64 East 134th Street, a three-story dwelling, 20x99.11.

Van Vleet & Place sold to a client the three-story dwelling 30 Bethune Street.

Old Holdings Opposite Grand Opera House Sold by Estate

George W. Mercer & Son and F. Anderson sold for Bradish J. Smith, executor of the estate of Edwin P. Smith, the southeast corner of Eighth Avenue and Twenty-third Street, 100x39.4, on Eighth Avenue, five four-story store apartments, and 23x57.9 on Twenty-third Street, a five-story office apartment building. Mercer & Son sold this plot to the late Mr. Smith in 1872. The business of Mercer & Son was established on the site in 1845, when Chelsea Village was a rural district.

Louis P. Van Riper, of R. V. Mead & Co., purchased from the Ray Estate Corporation 307 Eighth Avenue, a four-story building with store, 21x70.

Pinkney Triangular Harlem Block To Be Improved

Irving Judis bought from the estate of Mary G. Pinkney the triangular block bounded by Broadway, 125th Street and W. 124th Street, 125x125. The block is being drawn for a one-story building to accommodate about thirty tenants. The brokers are negotiating a lease for twenty-one years with two automobile distributing agencies. H. W. Sternburg was the broker.

TRIBUNE CLASSIFIED ADVERTISING

OFFICES

63 Vesey Street, corner of Greenwich, convenient to Hudson Terminal, Subway and Elevated. Flooded with daylight from all four sides.

16,000 SQUARE FEET—WILL DIVIDE TO SUBLET

For One Year—from May 1st AT A VERY ATTRACTIVE RENTAL

Lease can be extended for further periods. Additional space if desired.

Apply on Premises—6th Floor, Your Own Broker, Or to

BRADY & BOWMAN, Inc.
350 Madison Avenue Vanderbilt 7403

For Rent

In the most desirable part of the financial district

2 ENTIRE FLOORS

containing about 3,200 square feet each

Suitable for Investment Bankers, Lawyers, etc.

Brown, Wheelock Co.
Incorporated
14 Wall St. Phone Rector 9040

Pay Rent to Yourself

Instead of paying rent to a landlord your monthly payments are applied to the cost and maintenance of a sunny, airy, modern Garden Apartment—and in a short while you are free of indebtedness. Thereafter you pay only your share of the cost of operating the building. A moderate initial payment is all that is required at

Jackson Heights
22 MINUTES FROM 42nd ST

New 3 to 10 Rooms—Garden Apartment Homes—1 to 3 Baths

On Tenant-Ownership Plan—Moderate Price—Liberal Terms

Visit Jackson Heights Today—Take Subway to Grand Central, Transfer to QUEENSBORO BRIDGEWAY (Corona Line) to 24th St. (Jackson Heights) Station (Office Opposite Station)

The Queensboro Corporation 50 E. 42d St.
Send for illustrated copy of "Jackson Heights News"—FREE.

GROUND FLOOR AND BASEMENT FOR RENT

108 HUDSON STREET CORNER OF FRANKLIN

One Block from Subway and 6th & 9th Ave. Elevated

SPLENDID LOCATION FINE BUILDING

Formerly occupied by the Borden Company

ESPECIALLY SUITABLE FOR A BANK

Apply on Premises or to

BRADY & BOWMAN, Inc.
350 Madison Ave. Vanderbilt 7403

25 West Broadway

Park Place and Barclay St.

Exceptionally light large Offices and show rooms

Suitable for almost any business

Elevator, steam heat, hot water, gas

CRUIKSHANK COMPANY, 141 B'way

APARTMENTS TO LET—FURNISHED

Manhattan

15TH, 260 WEST—Three-room apartment, all modern improvements. Phone, all light, front, 118 rent. If wanted will furnish at bargain. Apply to owner, 141 B'way.

6TH ST., 60 WEST, Apt. E—Business compels me to leave town. Will rent handsomely furnished, newly decorated 3-room and 2 bath apartment. Immediate possession.

5TH ST., 120 WEST (Hotel Nobelet)—Newly decorated and furnished one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen, nineteen, twenty, twenty-one, twenty-two, twenty-three, twenty-four, twenty-five, twenty-six, twenty-seven, twenty-eight, twenty-nine, thirty, thirty-one, thirty-two, thirty-three, thirty-four, thirty-five, thirty-six, thirty-seven, thirty-eight, thirty-nine, forty, forty-one, forty-two, forty-three, forty-four, forty-five, forty-six, forty-seven, forty-eight, forty-nine, fifty, fifty-one, fifty-two, fifty-three, fifty-four, fifty-five, fifty-six, fifty-seven, fifty-eight, fifty-nine, sixty, sixty-one, sixty-two, sixty-three, sixty-four, sixty-five, sixty-six, sixty-seven, sixty-eight, sixty-nine, seventy, seventy-one, seventy-two, seventy-three, seventy-four, seventy-five, seventy-six, seventy-seven, seventy-eight, seventy-nine, eighty, eighty-one, eighty-two, eighty-three, eighty-four, 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